



CLAREMONT ROAD, FOREST GATE
Offers In Excess Of £1,650,000 Freehold
4 Bed Villa

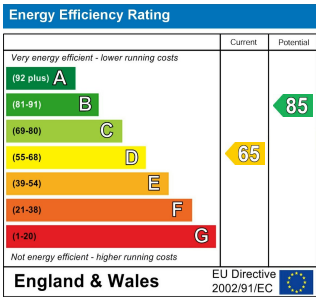
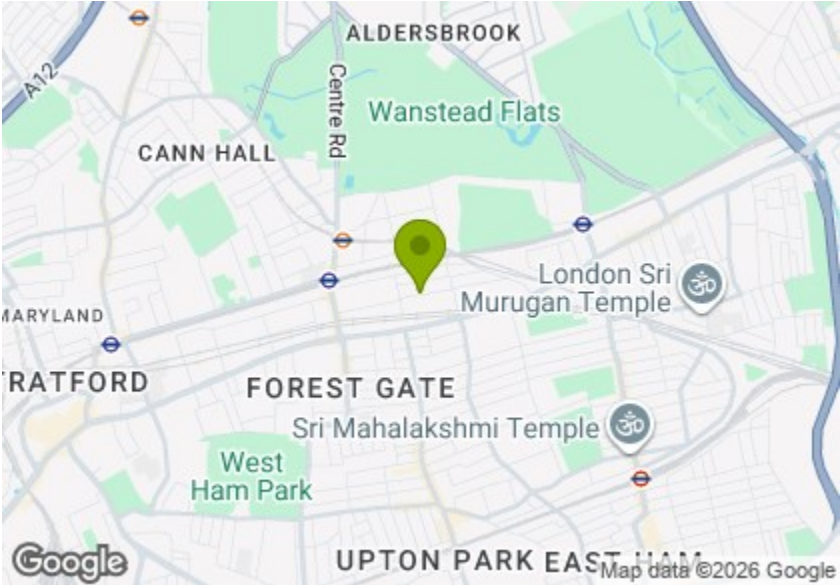


Features:

- Triple Fronted Victorian Villa
- Four Double Bedrooms
- Two Bathrooms + WC
- Highly Sought After Woodgrange Conservation Area
- Kitchen-Diner with Pantry & Utility Room
- Flooded With Natural Light
- Grand Proportions & High Ceilings
- Beautifully Presented With Period Features Throughout
- Fantastic Connections into Central London
- Expansive Green Space Close By

Set within the Woodgrange Conservation Area, this substantial triple-fronted Victorian villa offers four double bedrooms, two bathrooms and a separate WC. The interiors are beautifully presented, with generous room sizes, soaring ceilings and an abundance of natural light, while original features lend depth and character throughout. A spacious kitchen-diner is complemented by a dedicated utility room and pantry, creating a practical and well-considered arrangement. Excellent links into central London sit alongside easy access to wide open green space.

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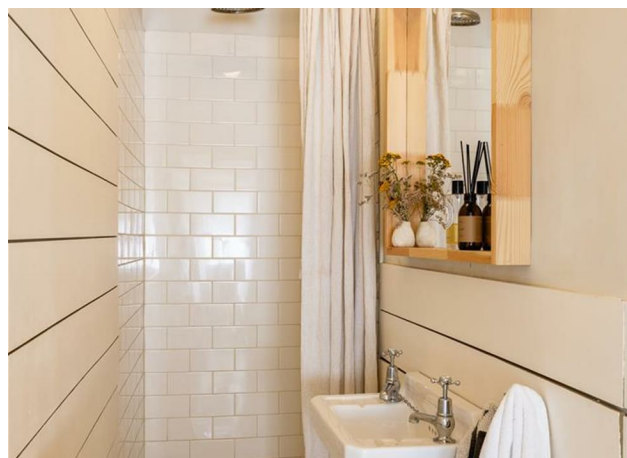
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IF YOU LIVED HERE...

A handsome period home with a gabled frontage, bay windows and decorative entrance detailing, approached via a patterned tiled path and set back behind established greenery. Inside, the hallway introduces a wonderfully proportioned reception room, where stripped wood flooring, high ceilings and generous natural light establish an elegant, relaxed atmosphere. The sense of space is immediate, with original architecture and a considered decorative palette working together throughout.

Beyond, an expansive kitchen and dining room pairs pale timber flooring and soft neutral tones with tall windows framing the garden. Open shelving and sculptural lighting add a refined contemporary note, while the impressive scale gives the room a striking sense of openness. Deep green painted panelling, glazed cupboards, timber worktops and stone flooring bring richness and personality to the adjoining pantry and utility rooms. A warm guest bedroom also sits on this level, with an en suite where an overhead rainfall shower is set against soft panelling, tiling and a delicate hexagonal floor.

Upstairs, three well-sized double bedrooms echo the home's architectural character, each carrying its own distinct identity. The principal bedroom features a bay window, high ceilings and stripped wood flooring, while the other two include original fireplaces, with one also enjoying garden views. A beautifully composed bathroom combines a freestanding roll-top bath, walk-in shower, painted panelling and warm brass accents, with a separate WC finished in a similarly thoughtful style.

Above, a large loft room offers valuable additional space, while a separately accessed cellar provides further storage. To the rear, the substantial garden unfolds around a broad lawn, mature trees and established planting, creating a wonderfully private backdrop with several secluded spots to sit beneath the greenery.

Local favourites form part of a broader choice across Forest Gate, with the Avenue Road arches bringing together Ramble Café's Norwegian-inspired baking, Fiore Truck's handmade Italian dishes and The Ciderhouse's programme of live events. Giovanna's Deli & Wine adds Roman-style pizza, Italian produce and carefully selected bottles, while The Forest Tavern offers gastropub dining beside Forest Gate station. Wanstead Flats, forming the southern edge of Epping Forest, provides expansive grassland, woodland, ponds and sports pitches within easy reach.

WHAT ELSE?

Forest Gate station is a 10-minute walk away, providing Elizabeth line services for swift connections into central London and beyond. Woodgrange Park and Wanstead Park stations are both reached in 12 minutes, adding Overground links across east and north London.



A WORD FROM THE OWNER...

"The house location is a great combination of city life - being twenty minutes to central London - and the relaxing greenery of a conservation area in the green lung that extends into Epping Forest from Wanstead Flats. The house is filled with an abundance of south facing light which also makes for a perfect work from home space. "

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Front Garden & Driveway
approx 26'2" x 42'7"

Reception Room
12'7" x 22'2"

Kitchen/Diner
12'5" x 26'5"

Pantry
8'6" x 6'8"

Utility Room
6'11" x 6'6"

Guest Bedroom
11'8" x 11'6"

Ensuite

Bedroom
11'8" x 11'1"

Bedroom
17'7" x 14'9"

Bedroom
12'6" x 10'7"

Bathroom
7'1" x 11'1"

WC
4'11" x 7'6"

Loft
approx 29'6" x 19'8"

Cellar
7'1" x 21'5"



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